

FOR SALE



The Wright Team

108Lochhouse.com

108 Lochhouse Walk

4 BEDS | 4 BATHS



Nestled on a quiet, family-friendly street just steps from the local park, this stunning four bedroom, four bathroom home by Uniform Developments is a showcase of Arts & Crafts-inspired design. Filled with natural light, the open-concept layout blends modern living with timeless charm.

The chef-inspired kitchen features a gas range, high-end stainless steel appliances, quartz countertops, and a large island, perfect for family gatherings or entertaining. The spacious living and dining areas flow seamlessly from the kitchen, creating a warm and inviting atmosphere. A private office/den at the front of the home provides an ideal work-from-home space.

The second level offers a luxurious primary suite with a spa-like ensuite and custom walk-in closet. Three additional well-sized bedrooms and an upgraded laundry room complete the level. Site-finished hardwood flooring extends throughout both the main and second levels, with heated floors in all bathrooms for added comfort.

The fully finished basement boasts oversized windows, flooding the family room with natural light. A convenient 3-piece bathroom and ample storage space make this area a functional and cozy retreat.

Step outside to your professionally landscaped backyard oasis, designed in 2019 with a cedar fence, stone patio, water fountain, landscape lighting and a Trex composite deck for low-maintenance enjoyment. A natural gas BBQ hookup makes summer entertaining a breeze.

This home has been thoughtfully upgraded throughout, offering a perfect blend of style, comfort, and practicality for modern family living.

Office, Dining
Room and Living
Room





Our Favourite Home Features, Key Updates & Points to Note

- Nestled in the highly desirable Stonebridge community, offering easy access to parks, schools, golf courses, and local amenities.
- Thoughtfully designed with open-concept living and dining areas perfect for both relaxation and entertaining.
- Modern kitchen featuring quartz countertops, ample cabinetry, and top-tier stainless steel appliances.
- Luxurious primary suite with a spa-like ensuite and custom walk-in closet Bright & Airy:
- Large windows throughout the home flood each room with natural light.
- The backyard offers a private oasis, professionally landscaped in 2019 with a cedar fence, stone patio, water fountain, landscape lighting, Trex deck, and a natural gas BBQ hookup.

Kitchen,
Breakfast Area,
Primary Suite
and Ensuite





Additional
Bedrooms and
Laundry Room





Rec Room and Bathroom





Property Dimensions

Main Floor

- Foyer: 4'10" x 12'11"
- Office: 9'1" x 12'6"
- Dining Area: 14'4" x 17'3"
- Living Room: 18'4" x 13'10"
- Kitchen: 13'11" x 9'0"
- Breakfast Nook: 13'10" x 7'6"
- Bath: 7'5" x 5'3"
- Mudroom: 11'1" x 9'2"

Upper Level

- Primary Bedroom: 16'7" x 18'10"
- Primary Bath: 13'3" x 12'1"
- Walk In Closet: 7'0" x 9'2"
- Laundry: 5'10" x 9'5"
- Bath: 5'5" x 10'4"
- Bedroom: 10'8" x 12'11"
- Bedroom: 10'3" x 12'11"
- Bedroom: 10'7" x 14'6"

Lower Level

- Rec Room: 30'6" x 30'7"
- Electrical Room: 9'11 x 15'3"
- Storage: 12'6" x 13'1"
- Bath: 4'10" x 9'4"





Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

It's All In The Details

Bedrooms: 4

Bathrooms: 4

Property Type: Two-Storey

Neighbourhood: Stonebridge

Lot Size: 41.66 ft x 99.96 ft

Taxes/Year: \$7,331.75 / 2024

Heating: Forced Air/Natural Gas

Year Built: 2018

Utilities:

Approximate Hydro Expense: \$150/month

Approximate Gas Expense: \$85/month

Inclusions:

All light fixtures, all blinds, drapes and accessories, fridge/freezer, freezer in basement, microwave, dishwasher, gas range, hoodfan, washer, dryer, auto garage door opener and remotes including smart garage hub, wiring for EV charger (actual charger excluded), smart locks, nest thermostat, smart doorbell, bathroom mirrors, fountain in backyard, built in cabinets in family room and office, track wall

& hooks in garage and basement storage.

Exclusions:

EV charger, exterior cameras, smart smoke detectors (will be replaced with the original smoke detectors), basement storage racks.

Rental Equipment: Hot Water on Demand with Enercare at \$53.30/month

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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P: 613-692-0606

E: info@ottawahomes.ca

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